

*Unspoilt 5.292 acres of agricultural land set in the upper Towy Valley with picturesque views. 0.5 of a mile from the village of Cilycwm, near Llandovery, Carmarthenshire.*



**Land Part of Wauncroyddur Lands Cilycwm, Llandovery, Carmarthenshire.**

**SA20 0TN.**

**£50,000**

**REF: A/5339(a)/AM**

\*\*\* A well positioned parcel of land suiting those with agricultural interests, interest in wildlife, conservation or as a pony paddock or for horticultural purposes \*\*\* Being an ideal investment opportunity \*\*\*

\*\*\* Alternative uses may be subject to Change of Use Consent from the Local Authority, Carmarthenshire Council Council \*\*\*

\*\*\* Currently as one large parcel of land with natural shelter incorporating mature trees in a parkland type arrangement of traditional sized enclosures \*\*\* Land is suitable for a wide range of uses \*\*\* Benefits from roadside frontage with easy commuting to the village of Cilycwm and the market town of Llandovery\*\*\* In an area that inherently productive \*\*\* Level to gently sloping land, suitable for machinery \*\*\*



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## Location

Located 4 miles from the Market Town of Llandovery and the A40 London to Fishguard trunk road, in a delightful Valley position surrounded by open farmland, and approached over its own tree lined hard based drive off a quiet district road, just half a mile from the popular rural Village of Cilycwm with a popular Country Inn and Restaurant and set amongst some of the most breath-taking countryside of the area

## Description

The placing of Wauncroyddur Lands on the open market provides the prospective purchasers the opportunity of acquiring a level block of land set in the picturesque area of the upper Toy Valley on the outskirts of the small Village of Cilycwm. The land benefits from having natural water supply and an abundance of shelter from mature hedgerows and native trees

The land is laid to mature pasture land. Being divided into 2 paddocks, suitable for livestock and machinery for silage and hay.

The location of the land provides an excellent opportunity to start a smallholding or for those seeking to add to their existing farming enterprise or alternatively for those seeking alternative use, leisure, conservation or equestrian purposes.

## The Land





### **Access from a council maintained highway**



### **Tenure and Possession**

The parcel is freehold and will be vacant on possession.

### **Money Laundering Regulations**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### **Please Note**

There is a public footpath on the parcel of land.

### **Services**

There are no services connected or available at present. There is a natural water supply and mains electricity is nearby



**For Identification Purposes Only**



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## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

From Llandovery proceed to the village of Cilycwm, proceeding North out of the village towards Cilycwm and just by the village sign turning left. Continue along this lane bearing left at the next corner and continue along the lane for approximately 200m where the land will be seen opposite a T-junction on the left hand side. Please see attached plan.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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